



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, February 12, 2014 6:00pm
City Council Chambers, 111 South Main Street
LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Linda Prince, Allen Bice, Karl Benson, Staff: Derek Imlay, Kevin Bennett, Kyle Gubler, and Christy Ballard; Public: Richard Hirschi.

Commissioners Hugh Howard and Kelly Wilson have been excused.

- I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:02pm. The Invocation and Pledge of Allegiance was given by Richard Hirschi.

II. Election of Chair and Chair Pro Tem:

Motion was made by Commissioner Allen Bice to elect Anna Andregg as Planning Commission Chair, second by Commissioner Karl Benson. Motion carried unanimously.

Motion was made by Commissioner Allen Bice to elect Karl Benson as Chair Pro Tem, second by Commissioner Linda Prince. Motion carried unanimously.

III. Approval of Minutes:

Commission may approve the minutes of the January 8, 2014 regular meeting.

Motion was made by Commissioner Allen Bice to approve the January 8, 2014 regular meeting minutes as written, second by Commissioner Karl Benson. Motion carried unanimously.

IV. Approval of Agenda

Motion was made by Commissioner Karl Benson to approve the agenda as written, second by Commissioner Allen Bice. Motion carried unanimously.

V. Reports:

1. Beautification/Trails Committee-Kyle reported the date for the Fourth Grade Forester Program will be April 25th. They will be planting a Christmas tree at the entrance of the City Office that will be the City Christmas Tree. The fifth graders will white wash the "L" on May 2nd or 9th.

2. Economic Development Committee-Kyle reported the hotel has started digging the swimming pool. They are hoping to open April 1st.

There have been 10 building permits since January 1st, nine of which are new homes.

3. Director of Operations-Derek reported the 2014 Road Maintenance Project was started last Monday. Hollbrook has started laying the crack seal. They will put the emulsion down the end of February or first of March, the temperature has to be 55 degrees and rising for it to work.

The Silver Acres Project will be starting February 24th and is scheduled to take 90 days.

The School District wants to extend Main Street down to their property. Interstate Rock will be doing that project along with the Silver Acres Project, because of that they are interested in starting the first phase of their subdivision. Derek passed out Interstate Rock's preliminary plan for the Commissioners to review before the next meeting.

Sunset View Estates subdivision is getting closer to final approval.

The west side of SR9 from bridge to bridge will be under construction beginning in August. The City is hoping they will redo our drainage crossings along with that project.

Commissioner Andregg asked if City Code states the size a garage has to for a duplex.

It was answered that it does state the required minimum size and the R-3-6 also states there has to be four parking spots per unit with on road parking not counting as part of those.

Derek said that Mike Madsen with Interstate Rock said this preliminary plan fits into the City's current R-3-6 zone. Derek has not had a chance to go over the plan. If it doesn't fit into the zone we may need to look at putting in a PUD.

VI. Business:

1. Discussion on zoning, development and permitted uses in the Downtown area.
The Commissioners moved to the table at the back with the large maps to discuss these items.

Derek went over each of the maps. The new map has the Tourist zone, the Down Town and the Retail zones marked from decisions made at the last meeting with the 100 foot interval marked. The Commissioners need to decide if they want it to go with property lines or the 100-200 foot intervals.

Commissioner Andregg asked the Commissioners if they were still okay with what had been placed in the different zones.

There was a discussion on the pros and cons of zoning Stowell's subdivision and the property south of Davis Farmers Market as Down Town.

The City owns the property in front of Stowells, including the road which at one time was suggested being public angled parking.

It was decided to make the property south of Davis and the first 200 feet of Stowells subdivision Down Town.

The Commissioners were okay with what has been designated to be in General Commercial.

Commissioner Andregg asked what the Commissioners would like to see zoned behind the General Commercial as a transition zone and what size they would like it to be.

There was a discussion on possible uses for a transition zone such as a soft business, multiple family dwellings, or parking. There was also a discussion on the size that zone should be and if the zone should follow property lines.

Kevin suggested being more inclusive of what is allowed in each zone but use setbacks to monitor the location of the business. That way the type of business that fits into what the Commissioners would like to be on State Street can go at the front of the zone and the types that would be a good transition business could go toward the back.

Kyle pointed out that nothing is set in stone. A property owner can come to the Planning Commission and request their property be changed.

Kevin mentioned that is true but once the zones are set it is a hard thing to undo especially when it is going from Commercial to Residential.

It was decided to place the 200 square foot transition zone as a straight line with the exception of when it leaves an unusable parcel to the single property owner in which case the transition zone will follow the property line.

2. Discussion on vacation rentals in Commercial and Residential zones.

The Commissioners are okay with vacation rentals. They will be regulated by business license.

VII. Adjourn:

Motion was made by Commissioner Karl Benson to adjourn, second by Commissioner Allen Bice. Motion carried unanimously at 7:15pm.

Minutes taken on behalf of the City Recorder by Christy Ballard.


Planning Commission Chair

3-12-14
Date Approved

